



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



**Date:** \_\_\_\_\_

<b>Case Manager:</b> Robert Lombrano , Planner II ( <b>Even</b> File number) (210) 207-5014, rlombrano @sanantonio.gov  Ernest Brown, Planner II ( <b>Odd</b> file Number) (210) 207-7207, ernestb@sanantonio.gov	<b>File Number:</b>
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**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

*(Check One)*

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)<br><input type="checkbox"/> MDP/ P.U.D. Plan (combination)<br><input type="checkbox"/> Master Plan Community District (MPCD)<br><input type="checkbox"/> Traditional Neighborhood Development (TND)<br><input type="checkbox"/> Flexible Development District<br><input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)<br>Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1) | <input type="checkbox"/> P.U.D. Plan<br><input type="checkbox"/> Mixed Used District (MXD)<br><input type="checkbox"/> Military Airport Overlay Zone (MAOZ)<br><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br><input type="checkbox"/> Pedestrian Plan (PP)<br><br><input type="checkbox"/> Other: _____ |
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*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

Engineer/Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

Contact Person Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

February 23, 2004

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Existing legal Description:

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Existing zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_

Projected # of Phases: \_\_\_\_\_

Number of dwelling units (lots) by Phases: \_\_\_\_\_

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Total Number of lots: \_\_\_\_\_ divided by acreage: \_\_\_\_\_ = Density: \_\_\_\_\_

(PUD Only) Linear feet of street \_\_\_\_\_ ☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☐ Yes ☐ No

San Antonio City Limits? ☐ Yes ☐ No

Council District: \_\_\_\_\_ School District: \_\_\_\_\_ Ferguson map grid: \_\_\_\_\_

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

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- ☐ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☐ Date of preparation;
- ☐ Graphic and written scale and north arrow;
- ☐ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

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- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ The location and dimension of all proposed or existing lots.
- ☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☐ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
  - (PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

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- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

**I certify that the \_\_\_\_\_ Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038